

MONO COUNTY PLANNING COMMISSION

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AGENDA

THURSDAY, JULY 13, 2006 - 10 A.M.
Supervisors Chambers, County Courthouse, Bridgeport

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES: Review and adopt minutes of June 8, 2006.

4. CONSENT AGENDA:

***10:05 A.M.**

FINAL APPROVAL, PARCEL MAP 37-175/Blackard. The parcel map will subdivide APN 60-170-06, totaling 1.02 acres (gross), into two residential lots of approximately 20,300 sq. ft. (net) each. The property is located on Juniper Drive in the community of Crowley Lake. The General Plan designation is Single-Family Residential with a minimum lot size of 15,000 sq. ft. The Planning Commission conditionally approved a tentative parcel map at a public hearing conducted Feb. 12, 2004, and granted a one-year map extension on April 6, 2006. *Staff: Evan Nikirk*

5. PUBLIC HEARINGS:

***10:15 A.M.**

USE PERMIT MODIFICATION 31-96-04/Hummel. The proposal is for the addition of a 28' x 60' mini-storage building on APN 02-353-07, located at 107384 Highway 395 in Walker. This would increase the number of storage buildings from two to three. The mini-storage was approved in 1996 as Use Permit 31-96-04. The General Plan designation is Estate Residential (ER) and Mixed Use with a one-acre minimum (MU 1). *Staff: Greg Newbry/Keith Hartstrom*

***10:55 A.M.**

SECOND ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP 37-51/Wofford. The proposed division would divide APN 26-090-38, totaling 92.5 acres, into 17 lots. The property is located approximately 1½ miles north of the community of Chalfant on the west side of U.S. Hwy. 6. The General Plan designation is Rural Mobile Home, with two- and five-acre minimum lot size (RMH 2 and RMH 5). *Staff: Keith Hartstrom*

***11:10 A.M.**

VARIANCE 06-02/C&L Development. The applicant is requesting a variance from Mono County Code noise section 10.16.090,B.6 to allow water well test drilling (with additional noise mitigation) 24 hours/day, 7 days/week, until the water well testing is completed. The site is located on a 53-acre parcel, Assessor's Parcel #26-330-02, in the community of Paradise in southern Mono County. Currently, the Code states, "The following acts, and the causing or permitting thereof, are declared in violation of this chapter: Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7 p.m. and 7 a.m., or at any time on Sundays, weekends or holidays, such that sound therefrom creates a noise disturbance across a residential or commercial real property line, except for emergency work of public service utilities or by variance issued by the planning commission..." The project is exempt per CEQA (Class 6 - 15306) - resource evaluation activities. A similar request in December 2005 was denied by the Planning Commission. *Staff: Larry Johnston*

More on back...

DISTRICT #1
COMMISSIONER
Rick Kattelman

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

--- LUNCH ---

6. WORKSHOP:

***1:00 P.M.**

MONO COUNTY MULE DEER. *Tim Taylor, DFG associate wildlife biologist*

7. REPORTS:

A. DIRECTOR

B. PLANNING COMMISSIONERS

8. INFORMATION: No items.

9. ADJOURN

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.